



33 Garden Road, Walton on the Naze, Essex. CO14 8RR

- No Onward Chain
- Two Double Bedrooms
- Shaker Style Kitchen
- Four Piece Family Bathroom
- Recently Refurbished
- Off Road Parking & Garage
- Secluded Rear Garden
- Popular Frinton Homelands Location



PROPERTY DESCRIPTION

Situated on the popular FRINTON HOMELANDS in WALTON ON THE NAZE, My Moving Places are delighted to offer for sale this MODERN REFURBISHED TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. This Property comes with NO ONWARD CHAIN and located just 100 metres of the Triangle Shopping Centre with many other Amenities nearby. Internally your greeted by a bright Entrance Hall with doors leading to all rooms. To your left you have a Lounge/Diner and to your right you will find Bedroom Two. Following on through the Hallway, to your right you will find a Four Piece Family Bathroom, ahead the Kitchen fitted with Shaker Style Units and access to the Garden. Finally the Master Bedroom is to the left also rear facing giving more garden views. Externally the Rear Garden is Unoverlooked and Good Size with the Front boasting a Long Driveway leading to the Garage with the remainder laid to lawn. A viewing is essential to fully appreciate the ideal location of this well proportioned turnkey bungalow.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

UPVC Entrance door, laminate flooring, built in cupboard with combination boiler, radiator, loft access.

LOUNGE/DINER

10' 8" x 16' 8" (3.25m x 5.08m) Double glazed window to front aspect, fitted carpet, radiator.

KITCHEN

10' 5" x 12' 4" (3.17m x 3.76m) Range of modern shaker style eye level and base units, square edge work surface inset stainless steel sink and drainer unit. Inset four ring electric hob with extractor over and oven below. Space for fridge freezer, space and plumbing for washing machine. Obscure double glazed door to garden, double glazed window to rear aspect, radiator, laminate flooring.

MASTER BEDROOM

10' 8" x 14' 8" (3.25m x 4.47m) Double glazed window to rear aspect, fitted carpet, radiator.

BEDROOM TWO

8' 2" x 13' 6" (2.49m x 4.11 m) Double glazed window to front aspect, fitted wardrobe, fitted carpet, radiator.

BATHROOM

Four piece suite comprises a low level WC, vanity wash hand basin, corner shower cubicle with mains shower and panelled bath. Obscure double glazed window to side aspect, fully tiled walls and floor, heated towel rail.

EXTERIOR

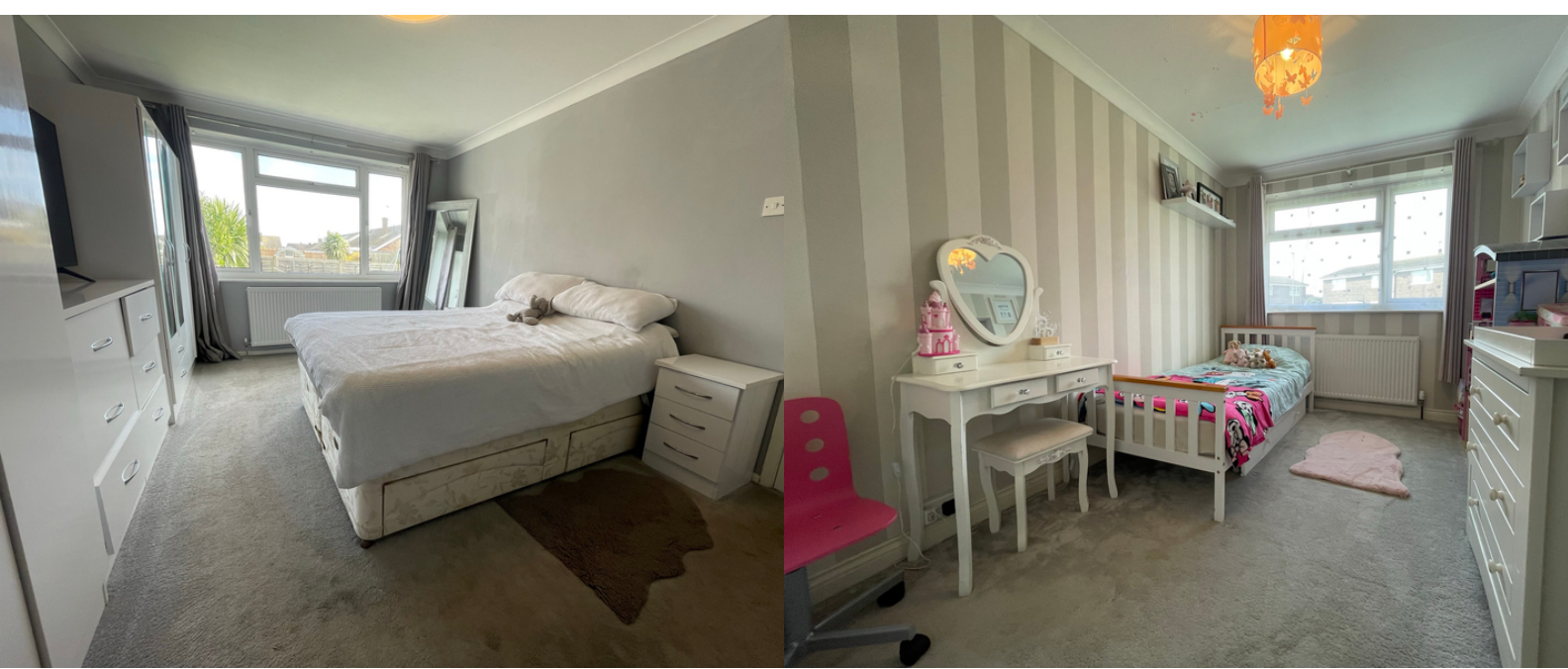
GARDEN

To the Front: Driveway providing off road parking for several vehicles leading to garage, remainder laid to lawn.

To the Rear: L-Shaped block paved patio with remainder laid to lawn, mature shrub boarder. Outside tap, access to front via side gate, courtesy door to garage.

GARAGE

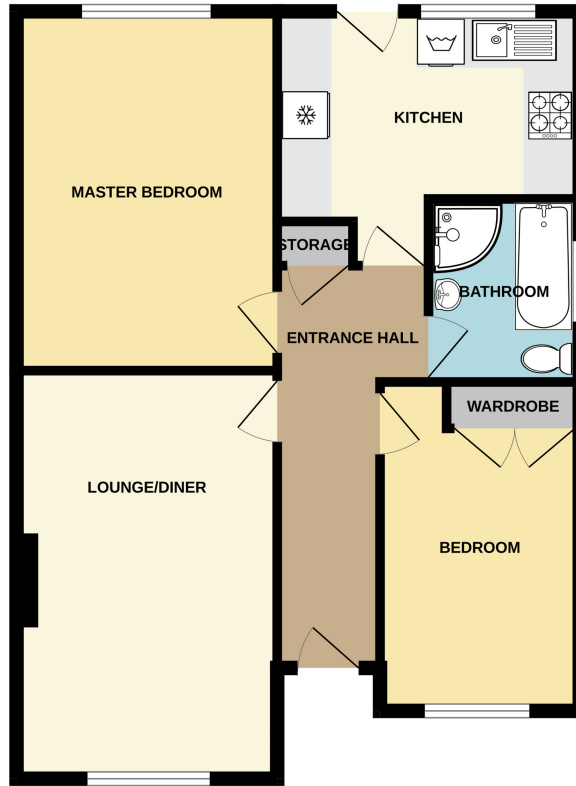
Up and over door, double glazed window to rear, courtesy door to garden, power and light.



FLOORPLAN & EPC



ACCOMMODATION



GARDEN ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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